

178.0

0003

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

637,000 /

637,000

USE VALUE:

637,000 /

637,000

ASSESSED:

637,000 /

637,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		DOW AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MCMURRAY DEBORAH	
Owner 2:		
Owner 3:		

Street 1: 67 DOW AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: MUIR TIMOTHY M &amp; LYNDA S -

Owner 2: -

Street 1: 67 DOW AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 5,343 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1163 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5343		Sq. Ft.	Site		0	70.	1.09	7									406,205						406,200	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								120416
								GIS Ref
								GIS Ref
								Insp Date
								07/31/18
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**EXTERIOR INFORMATION**

Type:	6	- Colonial	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:		%	
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BROWN		
View / Desir:			

**GENERAL INFORMATION**

Grade:	C	- Average
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:	G12	Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	2 - Good
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	101			3,700			3,700

**BATH FEATURES**

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

**OTHER FEATURES**

Kits:	1	Rating:	Good
A Kits:		Rating:	
Fpl:	1	Rating:	Average
WSFlue:		Rating:	

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	26.	%
Functional:			
Economic:			
Special:			
Override:			
Total:	26.4	%	

**CALC SUMMARY**

Basic \$ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.03929210
Adj \$ / SQ:	175.381
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308622
Depreciation:	81476
Depreciated Total:	227146

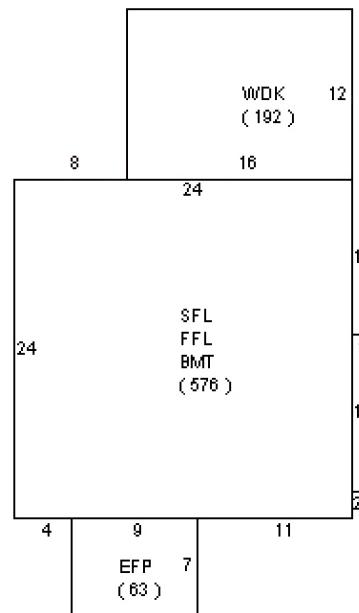
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	175.38
Special Features:	0	Val/Su Net:	113.89
Final Total:	227100	Val/Su SzAd:	195.27

**COMMENTS**

PDAS BSMT TOILET.									
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**SKETCH**

Sum Area By Label :

SFL = 576  
FFL = 587  
BMT = 576  
WDK = 192  
EFP = 63

**PARCEL ID**

178.0-0003-0004.0

**MOBILE HOME****SPEC FEATURES/YARD ITEMS****PARCEL ID**

178.0-0003-0004.0

**IMAGE**

**AssessPro Patriot Properties, Inc**